



State of California

Request for Qualifications

Affordable Housing Development

For Excess Sites

Under Executive Order N-06-19

Location: Los Angeles, CA

RFQ QUESTIONS AND ANSWERS

- 1) I had a quick question about the 1405 South Broadway RFQ. The RFQ states that “Principle and Objective #3 ... is of critical importance to this site in particular.” I don’t believe I’ve seen this language in any of the other RFQ/Ps that DGS has issued. Can you provide any further background on what is driving the critical importance of timing efficiency and financial feasibility on this site? Is either timing for financial feasibility more important to DGS?

The State is interested in seeing this project delivered as soon as possible in particular and recognizes that assembling a feasible financing plan is one of the key drivers of accelerating delivery.

- 2) Are the project examples for Section 2 required to be completed projects or can we include projects that are in progress?

Yes, they must be completed projects.

- 3) If Respondent Team is a group of developers, should the team members submit four recent/relevant projects per developer or four projects total? Same question with regard to the three required references?

Please provide four recent/relevant projects per developer and three references per developer if presenting more than one housing type. For example, if the envisioned project includes both market-rate and affordable housing, and if the Respondent Team includes a market-rate developer and an affordable-housing developer, then please provide full information on both members of the Respondent Team in an exhibit to the SOQ. If presenting one housing type, only four total projects and three total references are required. Please provide the appropriate number of projects and references so that the State may fully understand the Respondent Team’s qualifications regarding all/each housing types proposed.

- 4) Is an MOU or other documentation required to demonstrate the Respondent team’s formation if it consists of more than one developer?

Not required for the SOQ; may be required at the RFP stage if applicable.

- 5) It appears that both Section 3(b)(iii)(2) and Section 4(b)(iii) are asking for a financial plan, since the required information in Section 3 references a development schedule for the innovative financing plan. Where should we include the financing plan in the RFQ?

In an exhibit to your SOQ.

- 6) Is section 3 or 4 asking for a pro forma, or is a narrative describing the financing plan sufficient?

A narrative is sufficient but note the requirement for a project schedule.

- 7) Respondent Team Introduction Submission Requirements – Is formation of the entities required by submission of the RFQ July 14, 2021? What documents/evidence is required for the established integrated group?



There are no formation or documentation requirements at the RFQ stage.

- 8) Owners and Developers can qualify for TCAC by using a principal's experience from past organizations. Will the state accept similar experience?

The experience of the individual members of the Respondent Team can be considered as part of the overall track record (as mentioned in the Evaluation Criteria) but not in the four most recent and/or relevant projects (as mentioned in the Submission Requirements).